150.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,700 / 657,700
					USE VALUE:	657,700 / 657,700
					ASSESSED:	657,700 / 657,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUDDY LAUREN & JAMES P
Owner 2:	
Owner 3:	
Street 1:	101 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUDDY JAMES P & MAUREEN E -
Owner 2:	DUDDY LAWRENCE G & CATHY A -
Street 1:	101 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	208,300		449,400	657,700
Total Card	0.108	208,300		449,400	657,700
Total Parcel	0.108	208,300		449,400	657,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.19 | /Parcel: 428.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98888

GIS Ref

GIS Ref

Insp Date 07/23/20

!11724!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,200	0	4,725.	449,400	649,600	649,600	Year End Roll	12/18/2019
2019	101	FV	190,200	0	4,725.	421,300	611,500	611,500	Year End Roll	1/3/2019
2018	101	FV	190,200	400	4,725.	348,300	538,900	538,900	Year End Roll	12/20/2017
2017	101	FV	190,200	400	4,725.	320,200	510,800	510,800	Year End Roll	1/3/2017
2016	101	FV	190,200	400	4,725.	292,100	482,700	482,700	Year End	1/4/2016
2015	101	FV	177,900	500	4,725.	286,500	464,900	464,900	Year End Roll	12/11/2014
2014	101	FV	177,900	500	4,725.	266,300	444,700	444,700	Year End Roll	12/16/2013
2013	101	FV	177,900	500	4,725.	253,300	431,700	431,700		12/13/2012

PRINT

Date	Time
12/11/20	01:51:48

LAST REV

Date	Time
07/27/20	14:40:07

danam

11724

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUDDY JAMES P &	72726-422		6/7/2019	Family	556,000	No	No		James G Duddy - DOD: 03/09/2019
DUDDY JAMES G/E	22704-281		12/9/1992		1	No	No		

USER DEFINED

Prior Id # 1:	98888
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2019	1463	Redo Kit	47,805					

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	Measured	DGM	D Mann
2/24/2018	Meas/Inspect	HS	Hanne S
6/17/2014	External Ins	PC	PHIL C
11/3/2008	Meas/Inspect	189	PATRIOT
1/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA: 0.10847 | Total SF/SM: 4725 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,400 | Spl Credit | Total: 449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	68540
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283009
Depreciation:	74714
Depreciated Total:	208295

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

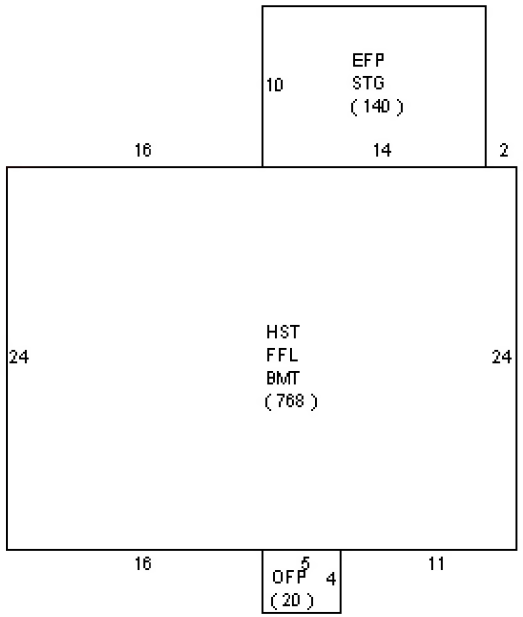
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.38
Special Features:	0	Val/Su Net:	93.83
Final Total:	208300	Val/Su SzAd	180.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	56.200	43,162
FFL	First Floor	768	141.380	108,584
HST	Half Story	384	141.380	54,292
EFP	Enclos Porch	140	46.550	6,517
STG	Storage	140	7.410	1,037
OFP	Open Porch	20	43.890	878

Net Sketched Area:	2,220			Total:	214,470
Size Ad	1152	Gross Are	2604	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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